

# City of Bothell

## Notice of Application

**Issue date:** January 16, 2019

**End of comment period** 5:00 PM on February 6, 2019

This comment period deadline is the date before which the city will not make additional or further decisions regarding this application. The City is not required to make any decision immediately following this date, but could if all necessary information is properly represented in the case file. You are welcome to submit comment after this date. In this case, the next subsequent decision or recommendation is: *SEPA Determination*

**Applicant:** Prospect Development, LLC  
Justin Holland, [jholland@pacificlandconsulting.com](mailto:jholland@pacificlandconsulting.com)  
2913 5<sup>th</sup> Ave NE, Suite 201  
Puyallup WA 98372

**Agent:** CES NW, Inc.  
Cara Visintainer, [cvisintainer@cesnwinc.com](mailto:cvisintainer@cesnwinc.com)  
429 29th Street NE, Suite D  
Puyallup WA 98372

**Hearing information, if applicable:** While a Public Hearing is required a date has not yet been set.

**Project case number:** SUB2018-13532, SEP2018-13533, PUD2018-13534,  
CAP2018-21274, CON2018-13616

**Project name:** *Royal Meadows Clustered Preliminary Plat PUD*

**Project location:** 21431 Royal Anne Road, Bothell, Washington 98021  
(*Snohomish County Parcels 00373001701000, 00414600001701, and 00411100000700*).

---

**Project description:** The applicant proposed subdivision of 7.36 acres into 25 lots using the clustered planned unit development design options as allowed in BMC 12.30.070. The applicant is working with property address 21510 9<sup>th</sup> Ave SE to acquire land through a boundary line adjustment. The three parcels that create the site are zoned R9,600 and R8,400. Proposed single family lots range in size from 8,538 to 4,819 square feet. The proposal includes 1.42 acres of open space and stormwater facilities, a new public street dead end for Royal Anne Road, 1.63 acres for critical area tracts, and other associated improvements. The site is located near the Interstate 405 and in an area where City of Bothell has partly improved and unimproved rights-of-way/streets. The applicant proposes vacating some of the public rights-of-way. An Alderwood District water and sewer connection is proposed to the east. Critical areas are on and near the site, including Category IV and III wetlands, and a Type Np stream. A Critical Areas Alteration Permit has been submitted to reduce the wetland buffers for Wetlands B and C as allowed in BMC 14.04.530.F.2.

**Other permit applications pending with this application:** None.

**Other permits approved or required, but not included with this application:** Boundary Line Adjustment (case number BLA2018-13530) involves address 21510 9<sup>th</sup> Ave SE.

**Special studies requested of the applicant at this time (RCW 36.70B.070):** To be determined.

**Existing documents that evaluate the impacts of the proposed project:** Storm Drainage Report, Environmental Checklist, Wetland Delineation and Fish and Wildlife Habitat Assessment Report and Buffer Reduction and Enhancement Plan, Traffic Analysis, Tree Retention Plan, Landscape Plan and Geotechnical Report.

**Application received:** December 3, 2018

**Date application deemed complete:** December 3, 2018

A preliminary determination of consistency has not been made at the time of this notice. The following applicable development regulations will be used for project mitigation and consistency: Bothell Municipal Code Titles: 11-Administration, 12-Zoning, 14-Environment, City of Bothell Design and Construction Standards and Specifications, Imagine Bothell...Comprehensive Plan.

Every person has the right to comment on this project by submitting those comments in writing to *Kris Sorensen, Planner*, [kris.sorensen@bothellwa.gov](mailto:kris.sorensen@bothellwa.gov) at the Department of Community Development within the comment period identified above. Those who may wish to receive notice of and participate in any hearings, and/or request a copy of the decision once made and any appeal rights may also submit such requests to the Department of Community Development.

Project files, plans and documents are available for viewing and/or copying at the requestor's cost. To view records or request copies of documents please submit Public Records request via City [website](#). Arrangements to view the documents will be made once the request is completed and are located at the Department of Community Development, Bothell City Hall, 18415 101<sup>st</sup> Ave NE, Bothell, WA 98011.



Royal Meadows Preliminary Plat Clustered PUD

Legend

Address

Active Address

Assigned Address

Utility Address

Parcel

Bothell

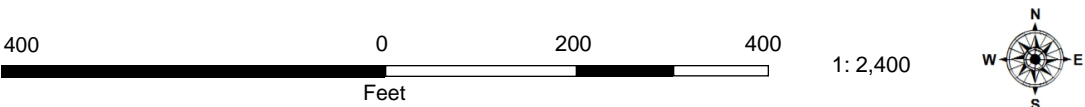
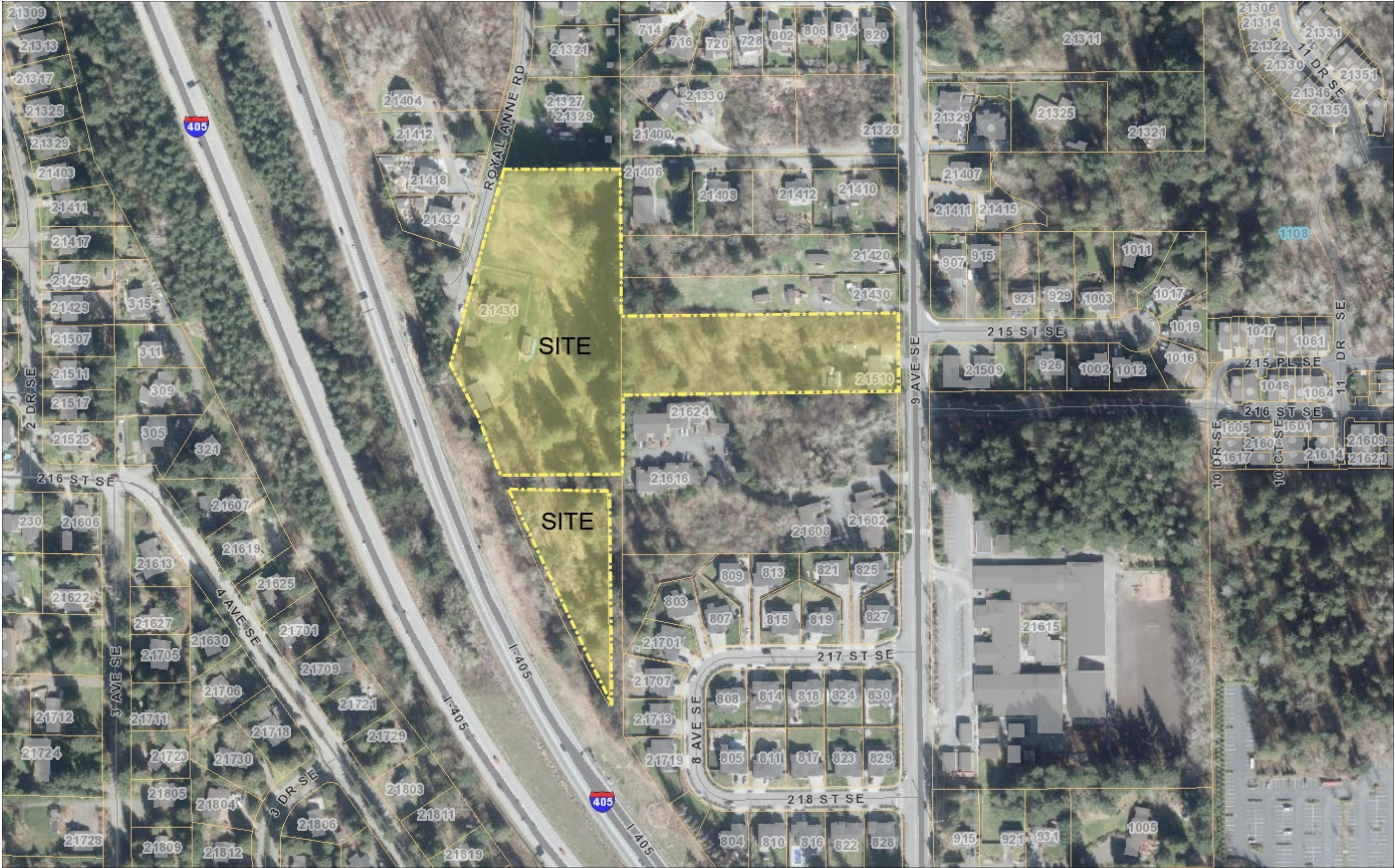
Outside Bothell

Buildings

Bothell City Limits

County Line

2018-Mar Ortho (Bothell)



The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.

Notes

SUB2018-13532, SEP2018-13533, PUD2018-13534, CAP2018-21274, CON2018-13616